



RUPERT BURSTOW
Property Consultancy & Acquisitions

REDUCED

**FREEHOLD INVESTMENT
SHOP AND FLAT
(WITH 2 FURTHER FLATS SOLD OFF ABOVE)
INCOME £18,360 PAX
POPULAR POETS CORNER VICINITY
FOR SALE**



**49 LIVINGSTONE ROAD
HOVE
BN3 3WN**



49 Livingstone Road, Hove, BN3 3WN

LOCATION Situated in the densely populated residential vicinity of Poets Corner. The property is situated on the corner of Livingstone Road and Goldstone Street located on the north side of the road (with south facing patio garden) in a prominent corner position.

ACCOMMODATION The premises comprise a ground floor shop with lower ground floor spacious flat and two further flats sold off on long leases over as follows:

SHOP:

Internal width 21'6"
Internal depth 21'

REAR SALES: 13'5" x 14'8"

Total Sales area 565 sq ft (52 sq m)

- Air conditioning
- Suspended ceiling with recessed strip lights
- W/C with hand wash facilities

LOWER GROUND FLOOR FLAT:

Patio Area: Spacious gravel patio area

Kitchen Area: Spacious kitchen with high and low level cupboards

Large double bedroom: 14' x 12'

Bathroom: Fully fitted bathroom

Large double bedroom: 10'4" x 18'1"

Residential accommodation owned:

There are two flats sold off on 99 yr leases from approximately 2005 producing a ground rental income of £100 per annum each

TENANCIES

SHOP Let on a 15 year effective fully repairing and insuring lease by the way of service charge from April 2008 at a passing rent of £9,000 per annum exclusive. There are four yearly upward only rent reviews (next review April 2012)

LOWER GROUND FLOOR FLAT

2 AST's producing £390 pcm each:

Total of £780 per calendar month.

FURTHER

ACCOMMODATION Two sold off flats held on 99 year leases from 2005 producing the income of £100 each:

Total income £200



TOTAL INCOME £18,360 per annum.

TENURE Freehold

PRICE Offers in the region of £249,950 for this valuable freehold interest

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 6,300
- **Rates Payable:** £2,606.27 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111